

RE

REGULATORY RECORD

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Layout Application - Final Approval Letter



Roc No: UHHZNUPQ/2026/TC
P

Date: 7/7/26 12:28 PM

From:

Village Panchayat

Thiruppanamur

To :

Mr.R. Thirumurugan,
No. 2/391, Vanikulath Street,
Vembakkam,
Vembakkam Taluk,
Tiruvannamalai District,
604410.

Online Application Number:

UHHZNUPQ

Sir/ Madam,

Sub :

Residential Layout - Office of the District town and country planning, Tiruvannamalai District - The proposal for a Residential Layout with an extent of 0.93.73 Hectare (2.31½ Acre) in S.F.Nos. 11/38 of Thiruppanamur Village and Panchayat, Vembakkam Panchayat Union, Vembakkam Taluk, Tiruvannamalai District -Technical clearance issued - forwarded for further action - Reg.
Approval for new housing layout – Tiruvannamalai District, Vembakkam Panchayat Union, Thiruppanamur Panchayat – Survey No. 11/38 – Issuance of No Objection Certificate for the registration of plots numbered 1 to 49 within the newly formed 'SR Royal Avenue' layout, covering an area of 0.93.73 hectares (2.31 1/2 acres / 9373.00 sq. m).

Ref :

- 1.Applicant Mr.R. Thirumurugan, Letter No. UHHZNUPQ dated:20.12.2025
- 2.District Town and country planning Office, Tiruvannamalai District Letter No. UHHZNUPQ /2025/TVM. (Road pattern issued on dated: 23.01.2026).
3. Resolution No. 177, dated 06.07.2026, passed by the Special Officer/Block Development Officer (Village Panchayat).

Body:

Vision - In the letter from the City Planning Assistant Director - Thiruvannamalai mentioned in 1, for Thiruppanapuram Panchayat under Vembakkam Panchayat Union, village survey numbers: 11/38 - out of these, 0.93.73 hectares (2.31 1/2 acres) with an area of 9373.00 sq. m. has been newly approved for residential plot layout with technical approval per M.W/M.A.N.O.U.I (Thiruvannamalai) No: 114/2026, dated 17.04.2026. Government Order No. 79, Housing and Urban Development Department, dated 04.05.2017 - as per this, Rs. 49,000/- (Rupees Forty-Nine Thousand) and for inspecting the plot, Rs. 1,000/- (Rupees One Thousand), totaling Rs. 50,000/- (Rupees Fifty Thousand) was paid into the relevant government head account and the receipts were submitted. Following this, as mentioned in Vision 3, as per Thiruppanapuram Panchayat Council Resolution No. 177 dated 06.07.2026, the sale of these houses has been approved and the resolution executed.

View - 2 According to the gifted deed, for the panchayat, intended roads including corner plots cover 2624.72 square meters, the transformer site covers 36.25 square meters, and for panchayat public use, 34.00 square meters is allocated at the Panchayat office in Vempakkam. As per the document numbered 559 of the year 2026, it has been automatically transferred. Therefore, final approval is granted for the above residential areas and permission is given for registration of the deeds.

It is hereby stated that for the mentioned residential block, houses numbered 1 to 49, with a total area of 6748.28 square meters, the market valuation works out to Rs. 145,258/- at Rs. 2 per square foot. Additionally, a house fee of Rs. 1,000/- per house, totaling 49x1,000 = Rs. 49,000/-, and a house inspection fee of Rs. 1,000/-, making a total of Rs. 195,258/-, has been paid into the Thiruppanamoorthy Panchayat Board account.



Village

Signature valid

Signed by: Village Panchayat President
Location: Thiruvannamalai
Date: 2026.07.07 12:28:52



Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One

Ask anything about a property and get an answer grounded in live government records, with the sources shown.

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Verify My Land

Every record check run on one property and returned as a single report.

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Legal Opinion

An advocate's written opinion on the title, built on the records we pull for it.

[/landlens](#)



One Map

Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.

[/landlens/one/map](#)



PriceMap

What land actually changed hands for around this plot, taken from the registered deeds.

[/landlens/pricemap](#)



Build Scope

What you are allowed to build here: floor space, height, coverage and setbacks.

[/landlens/build-scope](#)



Property Tracker

Watch a property and hear about it when something new is registered against it.

[/landlens/property-tracker](#)



Deal Room

Run the transaction in one place: documents, stamping, signatures and the parties.

[/landlens/deal-room](#)



Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

Encumbrance Certificate

Patta and Chitta

Field Measurement Sketch

EC Analyzer

Bank charge check

Court case search

Seller background check

Approval check by survey

Value and duty

What it is worth and what it costs to register.

Guideline value by street

Guideline value by survey

Stamp duty and registration fees

Capital gains

Floor space index

Area unit converter

Zoning and land use

What the plan says can happen on this land.

Land use zone finder

CMDA land use check

Coastal regulation zone

Master plan check

Water bodies finder

Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

Find your registering office

Temple property check

Waqf property check

RERA register



Every free tool
/tools



Services we run
for you
/services



The LandLens
suite
/landlens/one



Every claim in this document traces back to a government record.

Legal opinions, due diligence and title verification

Building plan, layout and sub-division approvals

Completion and occupancy certificates, regularisation

Escrow, negotiation and NRI property management

Land survey, soil testing, architecture and construction

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